



ZONING COMMISSION DECISIONS

Wednesday, April 8, 2015
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	<u>P</u>	Melissa McDougall, CD 5	<u>A</u>
Charles Edmonds, Vice Chair, CD 4	<u>P</u>	Natalie Moore, CD 6	<u>P</u>
Will Northern, CD 1	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Justin Reeves, CD 3	<u>P</u>		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

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| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess: Proposed Amendment to the Zoning Commission Rules of Procedure to change meeting start time to 1:00 p.m.

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MAY 6, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | Chair |
| B. Approval of February 11, 2015 Meeting Minutes | <u>8-0</u> |
| C. Approval of March 11, 2015 Meeting Minutes | <u>8-0</u> |

To view the docket: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

C. Continued Cases

1. ZC-15-016 CITY OF FORT WORTH PLANNING & DEVELOPMENT- LINCOLN AVE. 2501-2503 Lincoln Ave. 0.31 ac. CD 2	RECOMMENDED FOR APPROVAL AS AMENDED FOR PD/ER TO SPECIFY LIGHTING ON SITE AND WAIVE LANDSCAPING IN THE REAR BUFFERYARD 8-0
a. Applicant/Agent: City of Fort Worth Owner: Carolina Serra Camacho	
b. Request: <i>From:</i> "FR" General Commercial Restricted <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding alcohol sales; site plan waiver requested	
2. ZC-15-006 CRESTMONT MANAGEMENT CO LLC 1600	RECOMMENDED FOR

Montgomery and 3609-3613 Crestline Rd.	0.56 ac.	CD 7	APPROVAL 7-1
a. Applicant/Agent: Townsite Company/Phillip Poole b. Request: <i>From:</i> "PD-770" PD/SU Planned Development/Specific Use for offices; site plan approved <i>To:</i> Amend PD 770 "PD/SU" Planned Development/Specific Use for camera shop, photography studio, art studio, office, museum, jewelry store, furniture store, clothing store, bookstore, and antique store; site plan required			
3. SP-15-001 SUMMER SYCAMORE I LTD. 7500 Summer Creek Dr. and 7424 - 7426 Granbury Rd.	34.35 ac.	CD 6	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Realty Capital Management LLC/Darren Cain b. Request: <i>From:</i> PD-823 "PD/MU-1" for all uses in "MU-1" Low Intensity Mixed Use; site plan required <i>To:</i> Provide Required Site Plan for PD-823 for multifamily, townhouse and commercial uses			
4. ZC-15-027 FORT WORTH BLUFF LAND L. P. Generally bounded by McLemore, Oakhurst Scenic, Dalford and 2300 blocks Bird, Lillian, Dell, and Embury Streets	18.55 ac.	CD 9	RECOMMENDED FOR APPROVAL 7-0
a. Applicant/Agent: James W. Schell b. Request: <i>From:</i> "A-5" One-Family and "B" Two-Family <i>To:</i> "PD/UR" Urban Residential with development standards; site plan waiver requested c. This case will be heard by the City Council on April 14, 2015.			
5. SP-15-002 STOCKYARDS, 2000 L. P. 2525 Rodeo Plaza	1.37 ac.	CD 2	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Eric Walsh/HGC Commercial Dev. b. Request: <i>From:</i> PD-1017" PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use plus stockyards, stables, and brewery, blacksmithing or wagon shop, brewpub, brewery, distillery or winery, circus, feed store, no processing/milling, furniture sales, with outside storage/display (new/used), livestock auction, manufacture of basket material, bicycles, boots/ shoes, boxes, caskets, outdoor sales kiosk, stable, commercial riding, boarding or rodeo arena, stockyards or feeding pens (commercial or noncommercial), new vehicle sales or rental including automobiles, motorcycles, boats or trailers with a maximum of six vehicles for outdoor display, vendor transient, veterinary clinic with outdoor kennels, retaining historic overlays. The above regulations will apply within the Stockyards Planned Development/MU-2 District: One-story, 18 foot minimum height; site plan required. All variances and modifications to this PD/MU-2 district shall be heard by the Zoning Commission and City Council. <i>To:</i> Site plan for PD-1017 for a permanent stage c. This case will be heard by the City Council on April 14, 2015.			

D. New Cases:

6. ZC-15-035 3400 HULEN PARTNERSHIP ET. AL 4609-4617 Diaz Ave., 4604-4616 and 4617-4621 Houghton Ave. and 3400 and 3450 S. Hulen St.	2.01 ac.	CD 9	RECOMMENDED FOR APPROVAL WITH WAIVER TO PROJECTED SETBACK ON THE NORTH SIDE OF HOUGHTON ONLY AND SIGNS IN THE PROJECTED
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<p>a. Applicant/Agent: QuikTrip Corporation/JD Dudley</p> <p>b. Request: <i>From:</i> "B" Two-Family, "C" Medium Density Multifamily, "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial; site plan included</p>	<p>FRONT YARD SETBACK; NO PARKING ON THE WEST PROPERTY LINE AND ADD LANDSCAPING IN THIS AREA AND MOVE THE DUMPSTER TO AN INTERIOR SITE 8-0</p>
<p>7. ZC-15-036 BLUE CENTER, LTD 6800 Blue Mound Rd. 0.81 ac. CD 2</p> <p>a. Applicant/Agent: TXP Texas Star Express Car Wash LLC/Janet Lyman</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus car wash; site plan included</p>	<p>RECOMMENDED FOR DENIAL 6-2</p>
<p>8. ZC-15-037 TERRY & SARAH ALEXANDER 9617 Santa Monica Dr. 0.28 ac. CD 3</p> <p>a. Applicant/Agent: Terry Alexander</p> <p>b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "PD/A-5" Planned Development for all uses in "A-5" One-Family plus Group Home I; site plan waiver requested</p>	<p>RECOMMENDED FOR DENIAL 8-0</p>
<p>9. ZC-15-038 POWER ACQUISITIONS, LLC 2636 Weisenberger St. and 2637 Whitmore St. 0.31 ac. CD 9</p> <p>a. Applicant/Agent: Texas InTown Homes/Townsite Company – Phillip Poole</p> <p>b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "PD/UR" Planned Development for all uses in "UR" Urban Residential with maximum 4 stories in height; site plan waiver requested</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>10. ZC-15-040 BEAUTIFUL FEET MINISTRY 1701 E. Hattie St. 0.41 ac. CD 8</p> <p>a. Applicant/Agent: Lynnette Payne</p> <p>b. Request: <i>From:</i> "F" General Commercial <i>To:</i> "CF" Community Facilities</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>11. ZC-15-041 LIGHTHOUSE ASSEMBLY OF GOD 4101 Golden Triangle Blvd. 6.80 ac. CD 7</p> <p>a. Applicant/Agent: John Miller</p> <p>b. Request: <i>From:</i> "R2" Townhouse/Cluster <i>To:</i> "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>

ADJOURNMENT:

3.02 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.